

RESOLUTION NUMBER [to be entered by Secretary]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA
GRANTING DESIGN REVIEW APPROVAL FOR BROOKWOOD MEDICAL, LOCATED
AT 101 BROOKWOOD AVENUE, 884 & 1000 2ND STREET, ASSESSOR'S PARCEL
NUMBERS 009-081-052, 009-063-019 AND 009-063-019; FILE NO. PRJ21-024 (DR21-058)

WHEREAS, on July 15, 2021, the Design Review Board reviewed concept plans for the Brookwood Medical project. The concept plans proposed a three-story medical office building, a four-level parking garage, and associated amenities. The Board was generally in support of the design and provided several suggestions to improve the plans, including making both structures taller to meet the required mid-point of the designated 4.0 floor area ration as intended by the Downtown Station Area Specific Plan. Other suggested design modifications included changes to the front of the medical office building and the garage structure; and

WHEREAS, on October 20, 2021, the Brookwood Medical project plans and applications were submitted to Planning and Economic Development. The plans submitted reflected the recommendation of the Design Review Board including a four-story, approximately 93,270-square foot medical office building and a six-level parking garage; and the addition of design elements to the front of the medical office building and the garage; and

WHEREAS, on September 1, 2022, the Design Review Board of the City of Santa Rosa held a duly noticed public hearing at which point it considered the Brookwood Medical project; and

WHEREAS, the Design Review Board, at the same time considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans).

The site is in an area designated by the General Plan Land Use Diagram as Neighborhood Mixed Use, which allows a broad mix of uses that primarily serve residents. The project will provide medical services to residents of Santa Rosa and nearby communities; it will provide employment opportunities with the potential of advancement; and, as conditioned, will pay a commercial linkage fee to offset the need for affordable housing created by the project.

The site is within the Downtown Station Area and implements several goals and policies of the Downtown Station Area Specific Plan relating to Urban Design, Mobility, Land Use, and Public Services and Sustainability, including a project design that meets the mid-point of the designated 4.0 floor area ration; improvements to the pathway adjacent to Santa Rosa Creek along the project frontage; and significant improvements to the pedestrian and bicycle paths of travel along the street frontages.

The site is within the NMU (Neighborhood Mixed Use) zoning district which is consistent with the General Plan land use designation. The project has been reviewed in compliance with required development standards including setbacks, floor area ratio, parking, lot coverage, ground floor design, and building design considerations. The proposed use is allowed within the NMU zoning district with the approval of a Minor Conditional Use Permit.

The project plans have been reviewed in conformance with City's Design Guidelines. As designed, both structures implement several guidelines including, but not limited to, containing a base, mid-section and a top; all elevations provide unique elements for visual enhancement including vertical planting and kinetic elements; more than 60 percent transparency on the ground floor; and the inclusion of a large glass element as a focal point at the corner of Brookwood Avenue and 2nd Street.

2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review (Design Guidelines, Introduction, Subsection C) in that it provides site layout, landscaping, and circulation considerations appropriate for a medical office facility constructed along an arterial street and has been determined by the Design Review Board to be of "Superior Design" by reflecting thoughtful considerations and responses to parameters outlined in the Framework of Design Review.
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the Project provides setbacks, circulation and design features compatible with the surrounding commercial and residential neighborhood. The project site is surrounded on three sides by similar commercial uses and multifamily residential uses, and the project design implements features appropriate for the Downtown Station Area.
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the project has been designed consistent with goals and policies established by the Downtown Station Area Specific Plan. The project site is surrounded by similar commercial uses to the north, east and south, and by multifamily residential to the west. The southern border is directly adjacent to Santa Rosa Creek and the project will construct a public creek path with amenities that can be enjoyed by nearby residents and employees of nearby businesses.
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained.
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity. Site design includes several public improvements including the extension of the pedestrian and bicycle path along Brookwood Avenue; the project plans, including both circulation and public improvements, have been reviewed by City staff and the project has been conditioned appropriately; the project incorporates design elements consistent with the Downtown Station Area Specific Plan; and development of the site will put eyes on the creek path.
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15182 (a)(b) and Public Resources Code Section 21166.4, the project is statutorily exempt from CEQA. The project site is within the

Downtown Station Area Priority Development Area, is within a transit priority development area as defined in Public Resources Code Section 21099(a)(7) and is consistent with the Downtown Station Area Specific Plan for which an Environmental Impact Report was certified (State Clearinghouse No. 2006072104). In addition, as required by CEQA Guidelines Section 15182 (a)(b), the project has a floor area ratio greater than 0.75 on a commercially zoned property. In an email, prepared by Mark Shorett, Principal Planner, Metropolitan Transportation Commission (MTC)/Association of Bay Area Governments (ABAG), dated September 15, 2021, the project was deemed consistent with Plan Bay Area 2040, the region's Sustainable Communities Strategy.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Design Review of the Brookwood Medical project subject to each of the following conditions:

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

GENERAL:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Design Review Board and the Zoning Administrator. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division or applicable review authority.
3. All work shall be done according to the final approved plans dated October 13, 2021, revised June 2, 2022, except as modified by the Design Review Board or the Zoning Administrator.

BUILDING DIVISION:

4. Obtain a demolition permit for structures to be removed.
5. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
6. Obtain building permits for the proposed project.

ENGINEERING DIVISION:

7. Compliance with all conditions as specified by the attached Exhibit "A" dated June 29, 2022, attached hereto and incorporated herein.

PLANNING DIVISION:

8. This approval is contingent upon the approval of a minor Conditional Use Permit for the project.
9. The following conditions shall be shown verbatim under the heading of both General Notes and Grading Notes on all plan sets submitted for grading or building permits:

- A. Hours of construction shall be limited to 8:00 am to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturday. No construction activities will occur Sunday or holidays. Exceptions may be made for large concrete pours or other constructions activities that must begin earlier in the day. In the event that an exception is necessary, the developer shall provide a ten-day notice to all property owners and occupants of properties within 600 feet of the construction site.
- B. Signs shall be posted onsite providing the following information:
- i. The allowable construction hours (as shown in condition A above);
 - ii. Contact information for the onsite general contractor/foreman; and
 - iii. Contact information for the developer.
- City staff shall approve sign graphics prior to installation.
- C. All complaints will be responded to within 24 hours, regardless of the day of the week.
- D. A tree replacement plan in compliance with the Tree Ordinance, City Code Chapter 17-24, shall be approved by the Planning Division prior to grading permit issuance. All tree replacement shall be done on site.
- E. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities. The following conditions and restrictions shall apply:
- i. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
 - ii. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
 - iii. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.
 - iv. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
 - v. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
 - vi. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.
- F. The contractor(s) shall be notified in writing by the developer of the "Protection Zone." Copies of the letter shall be provided to the Planning and Building Divisions prior to issuance of a building or grading permit for any site work.

- G. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."
 - H. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
 - I. In the event that work is necessary within the "Protection Zone," work shall be done under the supervision of a City-approved certified arborist.
- 10. The project shall comply with City Code Chapter 20-02, Inclusionary Housing, and pay a commercial linkage fee to offset the impact of the additional demand for affordable housing.
 - 11. The project is subject to City Code Chapter 21-08, Development Standards Relating To Public Art.
 - 12. The property owner for Assessor's Parcel No. 009-081-053 shall provide ongoing maintenance for the Santa Rosa Creek path adjacent to the site, including trash removal, tree and plant maintenance, and maintenance of furniture (benches, tables, trash receptacles, etc.).
 - 13. The medical office campus shall provide compost, recycle and trash bins with clear explanations of what each should be used for.
 - 14. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),
 - 15. All project details shall be in accordance with the restrictions and limitations of the City Zoning and California Building Codes, as well as the City's Design Review Guidelines.
 - 16. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by the Planning Division or appropriate review authority prior to issuance of a building permit.
 - 17. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architectural design consistent with the building architecture and approved by the Planning Division or appropriate review authority.
 - 18. All outdoor storage of materials and/or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division or appropriate review authority prior to issuance of a building permit.
 - 19. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
 - 20. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans.

21. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.
22. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
23. All lighting shall be directed toward the subject property and away from adjacent properties.
24. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.
25. Bicycle parking shall be provided in accordance with Zoning Code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.
26. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
27. NATURAL RESOURCES:
 - A. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
 - B. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Planning & Economic Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
 - C. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
 - D. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 1st day of September 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Drew Weigl, Chair

Attest: _____
Amy Nicholson, Executive Secretary